(This instrument was prepared by James A. Lawrence, Attorney at Law, 320 Gallatin Road, Madison, Tenn. 37115.)

WARRANTY DEED

BOOK 4817 PAGE 255

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry M. Loftin	Mortgage Associates, Inc.	4D - 46050
(NAME)	(NAME)	
1717 Golf Club Road	P. O. Box 28146	53 - 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tenn. 37138	Atlanta, Georgia 30328	7
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,* cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, BUFORD D. MOSER AND BEVERLY JOYCE MOSER BELL, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto JERRY M. LOFTIN, AND WIFE, PATRICA A. BYERS LOFTIN herein called the grantee, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the west part of Lot # 52, Section "E", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on the Revised Plan recorded December 30th, 1948, in Book 1424, page 87, Register's Office for Davidson County, Tennessee.

Said west part of Lot # 52 fronts 80 feet on Golf Club Road; and extends back on the north line for a distance of 73 ft.; and extends back on the south line for a distance of 114 ft.; to a dead line in the rear, the same being the center line of the drainage ditch.

Being the same property conveyed to Buford D. Moser and wife, Beverly Joyce Moser, by deed from Hobart P. Clark and wife, Marion S. Clark, of record in Book 3710, page 323, Register's Office for said County; the said Buford D. Moser and ~~wife~~ Beverly Joyce Moser, having since divorced, the said Beverly Joyce Moser is re-married.

Subject to and including a 12 foot wide easement, more or less, for water, fire hydrant and electric and/or telephone cables; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements are expressly reserved to E.I. DuPont de Nemours & Company or its assigns.
Also subject to and including the covenants contained in the deed as of record in Book 1715, page 206, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $23,500.00

Affiant

Subscribed and sworn to before me, this the 13th day of May 19 74

Notary Public V. L. Baldyga

My commission expires: 8-1-77 (Affix Seal)

This is improved ( ) unimproved (X) property, known as ---- Golf Club Road, Old Hickory, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, his ~~successors~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 13th day of April, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Buford D. Moser (Buford D. Moser)

Beverly Joyce Moser Bell (Beverly Joyce Moser Bell)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Buford D. Moser and Beverly Joyce Moser Bell, *the within named bargainors, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 7th *day of* ~~April~~ May, *19*74.

Myers L. Brown *Notary Public*

Commission expires: May 10, 1976

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

MAY 21 74	CONV	23,500.00			
MAY 21 74	S'TAX		A*	61.10	
MAY 21 74	PR'FEE		A*	.50	
MAY 21 74	W'DEED		A*	4.00	* 65.60

WARRANTY DEED

FROM

BUFORD D. MOSER ET AL.

TO

JERRY M. LOFTIN

C 5 5 1 5 5

IDENTIF. REFERENCE

MAY 21 10 01 AM '74

DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS